

# 11 +/- Development Acres

## Clermont, Florida

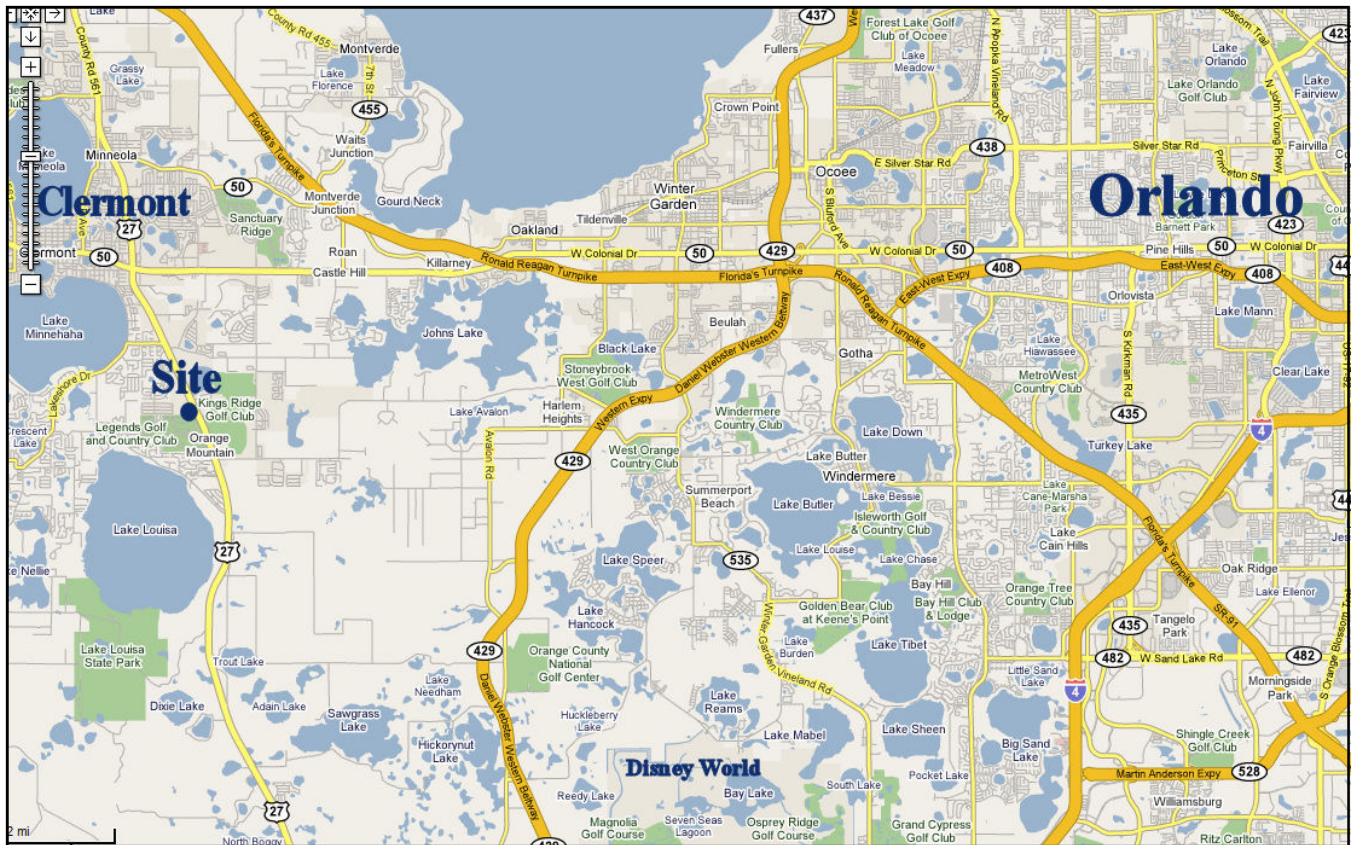
### Residential / Potential Assisted Living Facility



731 E Hwy 50 Suite B Clermont, FL 34711 352-394-3993  
**Marvin Puryear - Broker—352-267-5900**

# Site & Location—Regional

Located in Clermont, 30 Miles West of Orlando, 45 Minutes from Orlando International Airport, and 25 minutes from Walt Disney World, this parcel is on 4-laned US Highway 27. Clermont is one of the fastest growing areas of Florida, with 22,000 +/- rooftops, 54,000 individuals within a 5 mile radius, and a traffic count of 15,250 cars per day.

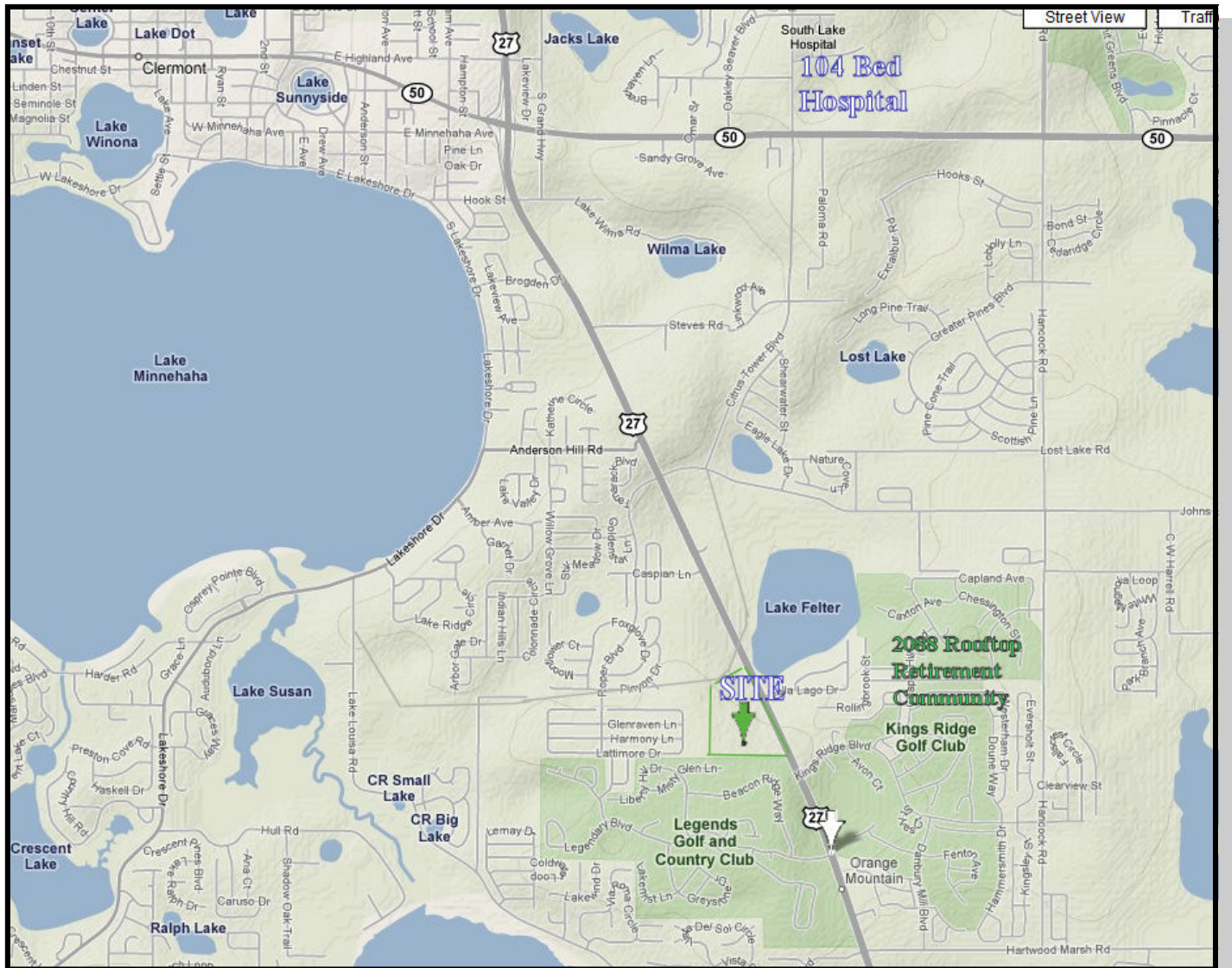


731 E Hwy 50 Suite B   Clermont, FL 34711   352-394-3993



# Site & Location—Clermont

Located in Clermont, South off of US Hwy 27 across from a 2088 rooftop, 4150 resident retirement community, and on the same road (Citrus Tower Blvd) a the 104 bed South Lake Hospital.

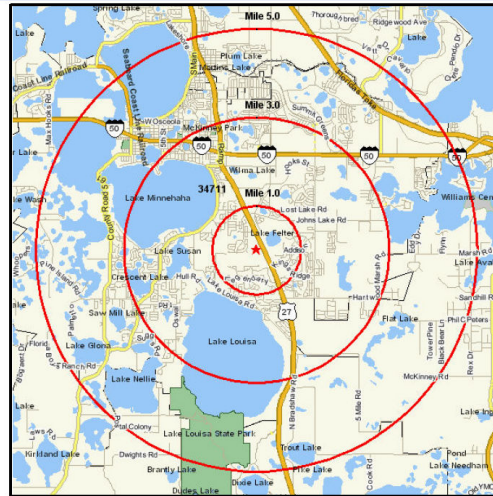




# Site Map & Aerial

Area Map

Prepared For:  
Project Code: Celebration Of Praise -07Demog



CELEBRATION OF PRAISE,  
5700 S HIGHWAY 27  
CLERMONT, FL 34711-7636  
Coord: 28.515382, -81.728624  
Radius - See Appendix for Details



0 miles 1.11 2.21



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# Demographics—Household Quick Facts

## Pop-Facts: Household Quick Facts Report

Radius 1: 3700 S HIGHWAY 27, CLERMONT, FL 34711-7636, aggregate

Radius 2: 3700 S HIGHWAY 27, CLERMONT, FL 34711-7636, aggregate

Radius 3: 3700 S HIGHWAY 27, CLERMONT, FL 34711-7636, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
Households						
2013 Projection	2,690		10,841		25,516	
2008 Estimate	2,009		8,369		20,074	
2000 Census	828		4,027		10,429	
1990 Census	143		1,264		4,675	
Growth 2008 - 2013	33.90%		29.54%		27.11%	
Growth 2000 - 2008	142.63%		107.82%		92.48%	
Growth 1990 - 2000	479.02%		218.59%		123.08%	
2008 Est. Households by Household Income	2,009		8,369		20,074	
Income Less than \$15,000	83	4.13	393	4.70	1,154	5.75
Income \$15,000 - \$24,999	203	10.10	715	8.54	1,631	8.12
Income \$25,000 - \$34,999	249	12.39	936	11.18	2,306	11.49
Income \$35,000 - \$49,999	394	19.61	1,491	17.82	3,344	16.66
Income \$50,000 - \$74,999	486	24.19	2,002	23.92	4,818	24.00
Income \$75,000 - \$99,999	295	14.68	1,311	15.66	3,074	15.31
Income \$100,000 - \$149,999	240	11.95	1,147	13.71	2,748	13.69
Income \$150,000 - \$249,999	42	2.09	263	3.14	704	3.51
Income \$250,000 - \$499,999	14	0.70	86	1.03	221	1.10
Income \$500,000 or more	3	0.15	25	0.30	74	0.37
2008 Est. Average Household Income	\$63,767		\$69,300		\$70,080	
2008 Est. Median Household Income	\$53,901		\$58,113		\$58,313	
2008 Est. Per Capita Income	\$25,720		\$26,430		\$26,022	
2008 Est. Households by Household Type	2,009		8,369		20,074	
Family Households	1,518	75.56	6,355	75.93	15,145	75.45
Nonfamily Households	491	24.44	2,014	24.07	4,929	24.55
2008 Est. Group Quarters Population	0		88		221	



Prepared On: Wed Apr 16, 2008 Page 1 Of 3 Claritas Tech Support: 1 800 866 6511

Project Code: CelebrationOfPraise

Prepared For:

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731 E Hwy 50 Suite B

Clermont, FL 34711

# Demographics—Demographic Trend

## Pop-Facts: Demographic Trend 2007

Radius 2: 1155 S HIGHWAY 27, CLERMONT, FL 34711, 0.00 - 3.00 Miles, Total

Description	2000 Census	%	2007 Estimate	%	2012 Projection	%
<b>Population by Age</b>	10,851		21,392		28,015	
Age 0 - 4	813	7.49%	1,514	7.08%	1,863	6.65%
Age 5 - 9	761	7.01%	1,515	7.08%	1,930	6.89%
Age 10 - 14	704	6.49%	1,428	6.68%	1,934	6.90%
Age 15 - 17	360	3.32%	794	3.71%	1,127	4.02%
Age 18 - 20	294	2.71%	651	3.04%	947	3.38%
Age 21 - 24	412	3.80%	873	4.08%	1,244	4.44%
Age 25 - 34	1,694	15.61%	2,993	13.99%	3,149	11.24%
Age 35 - 44	1,936	17.84%	3,645	17.04%	4,356	15.55%
Age 45 - 49	679	6.26%	1,615	7.55%	2,315	8.26%
Age 50 - 54	630	5.81%	1,266	5.92%	2,026	7.23%
Age 55 - 59	568	5.23%	1,069	5.00%	1,568	5.60%
Age 60 - 64	547	5.04%	883	4.13%	1,233	4.40%
Age 65 - 74	875	8.06%	1,662	7.77%	2,220	7.92%
Age 75 - 84	431	3.97%	1,122	5.24%	1,529	5.46%
Age 85 and over	147	1.35%	361	1.69%	575	2.05%
Age 16 and over	8,450	77.87%	16,663	77.89%	21,910	78.21%
Age 18 and over	8,213	75.69%	16,140	75.45%	21,162	75.54%
Age 21 and over	7,919	72.98%	15,489	72.41%	20,215	72.16%
Age 65 and over	1,453	13.39%	3,145	14.70%	4,324	15.43%
<b>Median Age</b>	37.00		37.55		39.16	
<b>Average Age</b>	37.45		37.99		38.92	
<b>Population by Sex</b>	10,851		21,392		28,015	
Male	5,290	48.75%	10,452	48.86%	13,679	48.83%
Female	5,561	51.25%	10,940	51.14%	14,336	51.17%
Male/Female Ratio	0.95		0.96		0.95	

- 2088-rooftop retirement community across the street—Kings Ridge with approximately 4150 residents.
  - <http://www.kingsridge.com>
- South Lake Hospital located just over 1 mile from site, on same road as North access of site.
  - <http://www.southlakehospital.com/>
  - <http://www.healthgrades.com/hospital-directory/florida-fl/south-lake-hospital-hgste6138d46100051>



731 E Hwy 50 Suite B

Clermont, FL 34711



# Current Zoning

## DIVISION 4. R-1 SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT\*

**\*Cross references:** Business noises in residential districts, § 34-32.

### Sec. 122-121. Intent.

The R-1 district is intended for single-family structures to be used so as to provide for a medium density single-family residential usage.

(Ord. No. 281-C, § 1(ch. 7), 11-8-94)

### Sec. 122-122. Permitted uses.

Permitted uses in the R-1 district are as follows:

- (1) Single-family dwelling units having a minimum living area of 1,000 square feet, exclusive of garages, carports and screened areas.
- (2) Buildings, structures or uses maintained or operated by the city.
- (3) Home occupations as provided in article V of this chapter.
- (4) Field crops, orchards and other horticultural uses where no selling at retail is involved.
- (5) Accessory uses: Customary accessory buildings and structures, including private garages, noncommercial greenhouses and workshops.
- (6) Private docks and boathouses, provided that such structures maintain a 25-foot side yard setback. A ten-foot side yard setback may be allowed upon receipt of properly authorized documentation from directly abutting property owners. It shall be further provided that such structures comply with state and/or federal regulations, as applicable.

(Ord. No. 281-C, § 1(ch. 7), 11-8-94; Ord. No. 290-C, § III, 10-27-98)

### Sec. 122-123. Conditional uses.

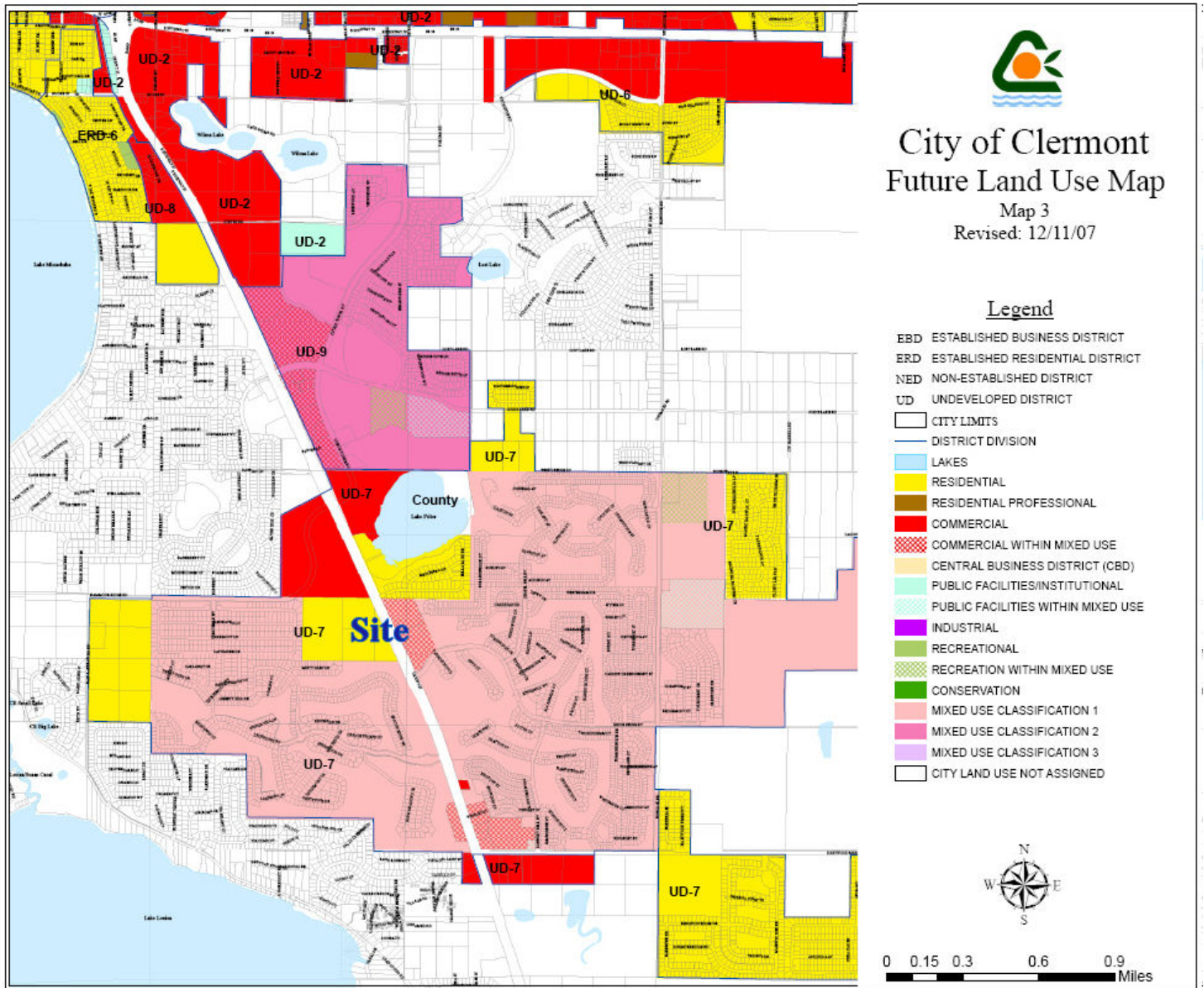
(a) Conditional uses in the R-1 district are as follows:

- (1) Churches, provided adequate buffer strips between residential uses are provided.
- (2) Public or semipublic facilities or structures not maintained by the city (i.e., operated by another unit of government).
- (3) Utility facilities (i.e., electric transformers, gas regulator stations, etc.).
- (4) Planned unit development per article IV of this chapter.
- (5) Cemeteries.

(b) In case of uncertainty of the classification of any use, uses may be permitted which, after consideration by the planning and zoning commission and approval by the city council, are not more obnoxious to the district than uses provided in this section. All conditional uses must be provided per chapter 86, article III, division 3.



# Future Land Use



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# Future Land Use—UD7

## UNDEVELOPED DISTRICT 7 UD-7

### Allowable Land Uses:

- 1) Single family detached residences.
- 2) Duplex and townhouses.
- 3) Multifamily attached residences.
- 4) Tourist accommodations excluding timeshare operations.
- 5) The Kings Ridge DRI will develop in accordance with Mixed-Use Classification I criteria.
- 6) Property within Kings Ridge and Legends developments shall be allowed professional office and commercial uses consistent with the commercial node uses approved within the Kings Ridge DRI.
- 7) **Property in Section 5, Township 23 South, Range 26 East and located west of U.S. 27 and north of the section line shall be allowed commercial and professional office as a Planned Unit Development (PUD).** Property in Section 5, Township 23 South, Range 26 East and located east of U.S. 27 shall be allowed restaurant and professional office and retail use of up to 40,000 square feet. Intensity at this site will be capped at 479,000 square feet of commercial and office. *(as amended through Ordinance #511-M, adopted July 12, 2005; DCA 05-1)*
- 8) Property designated UD-7 located at the established general commercial node at U.S. 27 and Hartwood Marsh Road shall be allowed professional office and commercial. *(as amended through Ordinance #585-M, adopted Dec. 11, 2007; DCA 07-2)*
- 9) Directly related land uses such as parks, utilities, streets, schools, churches, and other such activities whose primary purpose is to serve the residents of this area.
- 10) Properties along U.S. 27 and collector roads shall be required to provide landscaping in addition to minimum requirements as part of a roadway beautification plan. For Planned Units Developments, landscaping requirements will be established during the PUD process. Density:
- 11) The density shall be 4 dwelling units per acre over all residential land uses.



# Other Information

- 11 +/- Acres
- Located in Clermont, FL
- Rooftops: 22,000 +/- (5 mile radius)
- Population: 54,000 within a 5 mile radius
- 2088 Rooftop / 4250 Resident Retirement Community Across the Street
- Traffic Count (US Hwy 27): 15,250 cars per day
- Entrance On Same Road (Citrus Tower Blvd as Hospital)
- South Lake Hospital approx 1.5 miles
- Zoning R1
- FLU UD7—potentially commercial
- Demographic Reports Available:
  - Retail Gap Report
  - Executive Summary
  - Household Trends
  - Traffic Count with Map
  - Shopping Center List with Map
  - Effective Buying Income
  - Consumer Spending Patterns
  - Household Quick Facts

**Sale Price—\$1.7 Million**



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